002.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,027,200 / 1,027,200
					USE VALUE:	1,027,200 / 1,027,200
					ASSESSED:	1,027,200 / 1,027,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63	-65	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRONIN JOSEPH J-FLORENCE A
Owner 2:	
Owner 3:	
Street 1:	63 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,512 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1929, having primarily Aluminum Exterior and 3432 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3512.000	606,900		420,300	1,027,200
Total Card	0.081	606,900		420,300	1,027,200
Total Parcel	0.081	606,900		420,300	1,027,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.30 | /Parcel: 299.3

Legal Description

User Acct 1893

GIS Ref

GIS Ref

Insp Date 08/04/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 002.0-0004-0011.0

!189!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	607,400	0	3,512.	420,300	1,027,700	1,027,700	Year End Roll	12/18/2019
2019	105	FV	448,700	0	3,512.	446,600	895,300	895,300	Year End Roll	1/3/2019
2018	105	FV	448,700	0	3,512.	325,700	774,400	774,400	Year End Roll	12/20/2017
2017	105	FV	422,100	0	3,512.	283,700	705,800	705,800	Year End Roll	1/3/2017
2016	105	FV	422,100	0	3,512.	241,700	663,800	663,800	Year End	1/4/2016
2015	105	FV	378,400	0	3,512.	236,400	614,800	614,800	Year End Roll	12/11/2014
2014	105	FV	378,400	0	3,512.	194,400	572,800	572,800	Year End Roll	12/16/2013
2013	105	FV	392,900	0	3,512.	184,900	577,800	577,800		12/13/2012

PRINT

Date	Time
12/10/20	16:02:48

LAST REV

Date	Time
08/22/17	09:34:31
ekelly	
189	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	430-453		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	1893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2017	53	Re-Roof	10,500	C				
11/20/1997	705	Re-Roof	3,000					REROOF
5/10/1996	177	Porch	4,650					REPLACE 3 PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
6/6/2000	Inspected	163	PATRIOT
5/11/2000	Missed Appt.	276	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	163	PATRIOT
8/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3512		Sq. Ft.	Site		0	80.	1.50	1									420,288						420,300	

Total AC/HA: 0.08062 | Total SF/SM: 3512 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 420,288 | Spl Credit | Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	9 - Metal		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95594406
Const Adj.:	0.95070100
Adj $ / SQ:	154.499
Other Features:	154000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745618
Depreciation:	138685
Depreciated Total:	606933

COMMENTS

TFL GAS HEAT NC=INT RENOV IS PROG
RECHECK 2001 FFL,TFL, APTS NOT
RENTABLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 6			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

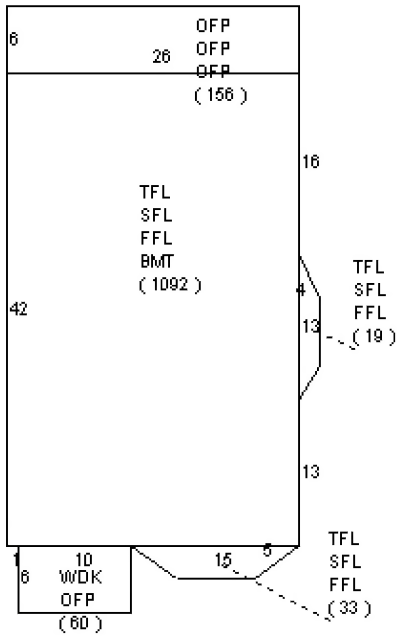
No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.50
Special Features:	0	Val/Su Net:	118.72
Final Total:	606900	Val/Su SzAd	176.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,144	154.500	176,747
SFL	Second Floor	1,144	154.500	176,747
TFL	Third Floor	1,144	154.500	176,747
BMT	Basement	1,092	46.350	50,614
OFP	Open Porch	528	18.660	9,851
WDK	Deck	60	15.210	913
	Net Sketched Area:	5,112	Total:	591,619
Size Ad	3432	Gross Are	5112	FinArea 3432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	